



A Private Beachside Getaway

Madh Island, Mumbai

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A Spacious Bungalow by the Sea

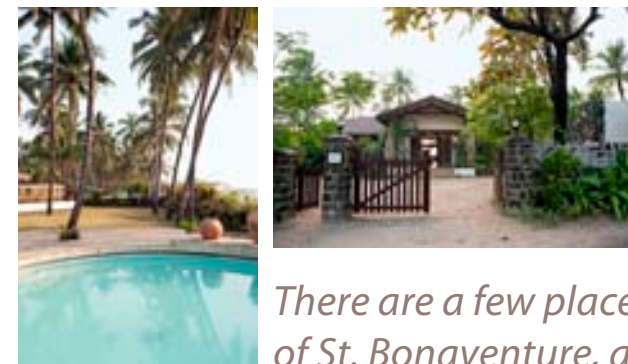
Situated on the western seaboard of North Mumbai, Madh Island has always been a sought after destination for city residents for weekend getaways. One of Madh Island's most scenic areas – and one of its best-kept secrets – is the pristine beachfront in Erangal Village where this property is located. While the highlight of this property is its incomparable location directly overlooking the beach, the appealing rustic design of the house draws inspiration from a lakeside cottage in England's Lake District, which the original owner fell in love with and commissioned his Mumbai architect to replicate on the present site.

Easily reached from Mumbai (a 1.5 hour drive from Worli), the final approach to the property meanders through quaint villages and shady coconut groves before turning into the private lane that leads up to its front gate.

Its year-round accessibility makes this bungalow a perfect weekend retreat for city dwellers. The beach outside the house is pristine and picturesque, offering residents the opportunity to take long, relaxing strolls by the sea. Located along a protected cove, framed by an island mosque at one end and a lighthouse at the other, the water has no strong currents, and is ideal for an invigorating swim or water sports.

The exterior of the house is clad with local stone, now a rare and very expensive building material. The roof and ceiling as well as the other woodwork are of seasoned Burma teak, making the house easy to maintain. The clever layout of the living spaces and the positioning of the bedrooms ensure excellent cross-ventilation, and the elevation provides unobstructed sea views from every part of the house. The property is shaded by the mature coconut palms that dot the garden, and the gentle sea breeze keeps the house cool during the summer.

The main house with a built-up area admeasuring approximately 4100 square feet is divided into two wings that flank the central living space and includes five bedrooms with bathrooms en-suite, of which the principal four look out onto the sea. Apart from two guestrooms, the left wing includes the kitchen with its separate staff entrance. A self-contained annexe, which may be used as an outhouse or staff quarters, lies to the right of the entrance gate.



There are a few places of historic interest close by, including the Church of St. Bonaventure, a 16th century structure built by the Portuguese

The right wing contains the master bedroom and two further guestrooms. The master bedroom which overlooks the patio, lawn and cove beyond them, is located at the far end of the house. The ceiling is of Burma teak and large French doors lead from the suite to a verandah with steps leading to the pool and lawn below. Except for one of the guest rooms, which looks out into the front garden, all the other bedrooms enjoy unhindered views of the sea framed by floor-to-ceiling picture windows.

A breathtaking view of the sea greets residents and visitors from the bungalow's entrance itself, which opens directly onto a large and dramatic double-height open plan sitting and dining space with a hand polished pitched ceiling made of Burma teak. A set of folding doors leads from this space onto a semi-circular patio, where steps lead down to a plunge pool and a lawn. The shaded patio is the perfect place for one's morning tea or a sundowner in the evening against the vivid sun setting over the Arabian Sea. The central living space, when combined with the patio area and lawn below it, make this beach house a perfect venue for large scale entertaining or hosting an intimate evening with friends and family.

Steps from the patio lead down to the well-kept lawn and circular plunge pool, from which a small gate leads directly onto the beach beyond. The lawn can double as a play area, while the soft sand on the beach is ideal for beach sports and sunbathing. The calm waters of the cove are perfect for swimming, kayaking, sailing, jet-skiing or windsurfing. An island located a few hundred meters off the beach housing a tranquil white marble mosque makes for a fun filled boat trip. On weekdays, the beach is almost deserted, with few visitors other than a handful of locals.

The property has ample water supply with a bore well on-site, which feeds the plunge pool and can also be used for watering the garden and general consumption purposes. The property and the private access road offer plenty of parking for residents and their guests. On the opposite side of the lane, immediately in front of the house, is a protected green zone which ensures tranquility and privacy, preserving the openness of this exclusive and highly desirable property.

The neighboring beach houses are owned by leading companies who maintain them as corporate guesthouses which are used only on occasion, adding to the solitude and exclusivity of the area. The remainder of the beach houses belong to some of Mumbai's most prominent families. Furnishings, fixtures and white goods are included in the asking price.



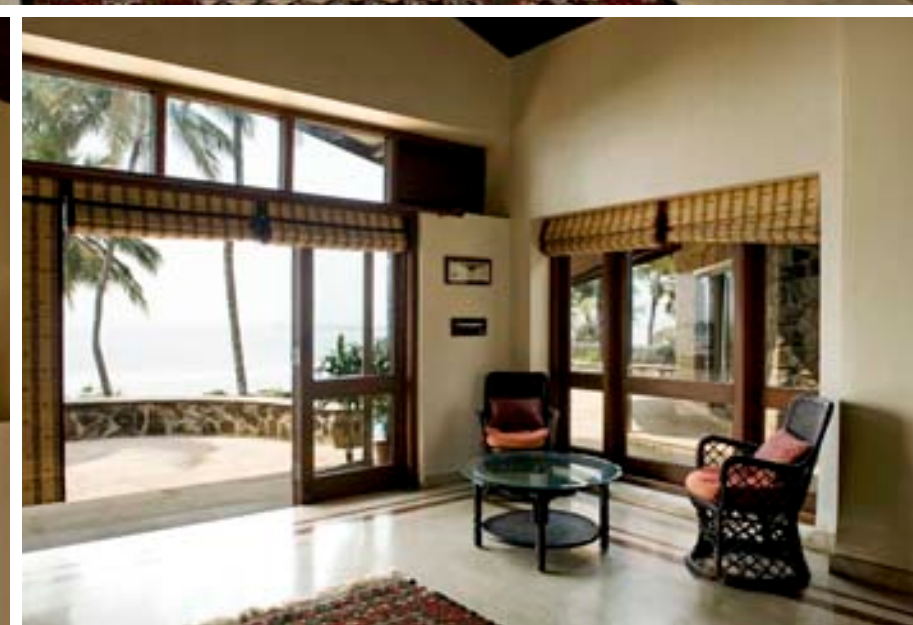


Highlights:

- Beach front location
- Main house built-up area admeasuring approximately 4100 square feet
- Unpolluted and refuse-free beach
- Uninterrupted sea views
- 5 en-suite bedrooms
- Hand-polished Burma teak ceiling and woodwork
- Private plunge pool
- Stone-clad maintenance-free exterior
- Excellent cross-ventilation
- Located in a protected cove
- Year-round accessibility
- One self-contained outhouse/staff quarters admeasuring approximately 800 square feet

Amenities:

- Well-connected by public transport and road
- Onsite bore well





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Location Profile:

Besides being within two hours driving distance of South Mumbai, Madh Island is also well-connected by local bus routes. The area is served by a regular ferry service from Versova jetty, and may also be accessed by private speedboats that can be beached directly outside the house. From Madh Island, bus no. 217 into Malad and no. 269 into Borivili connect with the rest of the city's bus network. For those arriving by train, Malad Railway Station is located approximately 15 kilometers away, and the onward journey to the property can be completed by auto-rickshaw or taxi. Erangal Village and the house can also be reached by auto-rickshaw from Mumbai's suburbs, and by taxi from South Mumbai. Moreover,

The Erangal area, where the property is located, is well-served by the Brihanmumbai Electric Supply and Transport Undertaking (BEST), which ensures an uninterrupted power supply.

There are a few places of historic interest close to the property, including the Church of St. Bonaventure, a 16th century structure built by the Portuguese, and the Madh Fort. In case residents seek to dine at a luxury hotel, the Retreat Hotel and Convention Center is located a few hundred meters down the beach from the property.

Guide Price: Rs. 9 to 11 crores | US \$ 2.05 to 2.5 million
Property sold furnished

5 bedrooms and 5 bathrooms
Built-up area: Main house - approximately 4100 square feet
Staff annexe - approximately 800 square feet
Land area: approximately 2200 square yards

For additional information on this property and to arrange a viewing, call us at +91 (0) 22 4333 6200 (Mumbai), +91 (0) 11 2436 9415 (Delhi), +1 212 627 5006 (New York), +44 (0) 20 7409 7974 (London) or email properties@saffronart.com. You may also fill out an online form at www.saffronart.com, where additional images and details can be viewed